

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: 14275
 MEPA Analyst: Anne Canaday
 Phone: 617-626-1035

ENF Environmental Notification Form

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: North Village		
Street: North Street		
Municipality: Douglas	Watershed: Blackstone	
Universal Tranverse Mercator Coordinates: N 4663095.27 m, E 275629.62 m	Latitude: 42.0896	Longitude: 71.7141
Estimated commencement date: 2008	Estimated completion date: 2012	
Approximate cost: \$30,000,000.00	Status of project design: 100 %complete	
Proponent: North Brown, LLC		
Street: 341 Main Street		
Municipality: Douglas	State: MA	Zip Code: 01516
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Mark E. Anderson		
Firm/Agency: Heritage Design Group	Street: One Main Street	
Municipality: Whitinsville	State: MA	Zip Code: 01588
Phone: 508-266-2066	Fax: 508-266-2067	E-mail: Manderson@heritage-dg.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No
- Has this project been filed with MEPA before?
 Yes (EOEA No. _____) No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. _____) No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8)) Yes No
 - a Special Review Procedure? (see 301 CMR 11.09) Yes No
 - a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No
 - a Phase I Waiver? (see 301 CMR 11.11) Yes No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): None

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

- List Local or Federal Permits and Approvals:
- Comprehensive Permit from the Douglas Zoning Board of Appeals
 - Order of Conditions from the Douglas Conservation Commission
 - Sewer Extension Permit from the Department of Environmental Protection

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input checked="" type="checkbox"/> Wastewater | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	88.54			
New acres of land altered		34.25		
Acres of impervious area	0	8.44	8.44	
Square feet of new bordering vegetated wetlands alteration		4,908		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	0	+180,375	180,375	
Number of housing units	0	+133	133	
Maximum height (in feet)	0	+30**	30	
TRANSPORTATION				
Vehicle trips per day	0	+991***	991±	
Parking spaces	0	+322****	322±	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	42,790	+42,790	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	42,790	+42,790	
Length of water/sewer mains (in feet)	0	Water: 5938' Sewer: FM=3523' GRAV=2646'	Water: 5938' Sewer: FM=3523' GRAV=2646'	

** Assumes two stories

*** ITE LUC 230 & 210

**** Assumes four per single family dwelling and two per condo dwelling

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify Two vernal pools within Conservation Restriction Area) No

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify _____) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (You may attach one additional page, if necessary.)

Background and Existing Conditions

North Village (the "Project") is a proposed mixed use residential development consisting of 28 lot single family lots in addition to 105 condominium units to be developed under the provisions of MGL Chapter 40B. The Project site consists of approximately 88.54 acres of undeveloped woodland located west of North Street and bordered to the north by Brown Street in Douglas, Massachusetts.

The site, located in the Blackstone River Basin, contains a mix of wooded upland and wetland areas. Upland areas generally consists of a hardwood forest, however, mature trees were recently harvested. Wetland areas include Bordering Vegetated Wetlands (forested and shrub) and an intermittent stream (Caswell Brook). The wetlands are configured in such a way as to divide the site into two upland areas. Flow within the wetlands is generally from the north to south exiting the site to the south and through a culvert under Colonial Road. Caswell Brook runs along the westerly property line of the subject parcel. The extreme south westerly corner of the property contains a Flood Zone A area while the area on each side of the brook northerly of the Zone A is identified as a Flood Zone B area per the Federal Emergency Management Agency.

Proposed Project

The proposed project includes the construction of 5,938± linear feet of new subdivision roadway, 28 new single family house lots, and 105 condominium units. Access to the proposed development will be off of North Street and Brown Road. The Proponent has filed an application for a Comprehensive Permit from the Douglas Zoning Board of Appeals at this time. Submission of a Definitive Plan application and a Notice of Intent application for the subdivision and condominium development have been made in advance of the filing of the ENF.

Sanitary sewage disposal will be provided by a gravity sewer collection system. The condominium development area will contain a pump station to collect the sewage flow from the gravity collection lines. Upon reaching the pump station, the sewage flow will be pumped in a forcemain to a gravity flow system with discharge to the Wastewater Treatment Plant in Douglas. On the other hand,

individual low pressure sewer pumps will be located within each single family home that will discharge sewage flow to a gravity sewer line in the street. Upon reaching the gravity system, the flows generated from the single family homes will drain directly to the Wastewater Treatment Plant in Douglas. Potable water will be provided by the town of Douglas municipal water system.

Due to the configuration of the wetlands on the site, it is not possible to access the upland portion of the site where the condominium units are located without the wetland crossing. The crossing has been designed to minimize the disturbance as much as possible and will result in a wetland alteration area of 4,908 square feet, however, a wetland mitigation plan has been put together to replicate a total of 7,473 square feet.

Low impact development designs have been utilized wherever possible to minimize disturbance to the site. For example, the boulevard island has been grassed and graded into a swale to drain stormwater to a catch basin at the end of the island. The stormwater runoff is then collected in stormwater management basins in some areas and in other areas the stormwater is collected in small basin areas linked by level spreaders in series. The depths of the basins are very shallow, thereby, providing for infiltration of runoff. Grassed swales are also used frequently in the design of the site providing direction for the flow of water while at the same time providing for treatment and infiltration of stormwater. These stormwater management basins and swale areas will be overseeded with New England Erosion Control/Restoration Mix. This will allow for native grasses and wild flowers to establish within these areas to provide better opportunity for water quality and infiltration along with better wildlife habitat function around the site.

The proposed stormwater management system has been designed in accordance with the Stormwater Management Policy that went in to effect on January 2, 2008. Post development peak runoff rates will not exceed pre-development conditions for all storms up to and including the 100 year event. Water quality Best Management Practices will include deep sump hooded catch basins, sediment forebays, extended detention basins, and water quality swales.

Mitigation

While the design plans were being prepared for this project, the Four Toed Salamander was a state listed species under the Massachusetts Natural Heritage and Endangered Species Program (NHESP). As such, mitigation was incorporated into the engineering design to create an environment suited for residential development while still protecting the natural habitat of the site for the benefit of the state listed species. Part of this mitigation was the commitment of the applicant to reserve a "Conservation Restriction Area" equal to 53.62 acres (61% of the site). Future development of the site will be strictly prohibited. Passive recreation will be the only allowed use of the land. Although the Four Toed Salamander was delisted by a vote of the Massachusetts State Fisheries and Wildlife Board on June 25, 2008, the applicant is committed to maintaining all of the mitigation measures taken for the presence of the Four Toed Salamander while it was a listed species.

A second form of mitigation is the proposed use of a large arch bottomless culvert at the roadway crossing of the wetland to allow for amply wildlife passage through the culvert. In addition, two other bottomless arch spans have been proposed to allow multiple openings in the proposed roadway for wildlife passage due to the length of fill required to construct the roadway. Port holes have been incorporated into the design of the culverts to allow light to enter the culverts in the mid section of the culvert to attract wildlife through the passageway.

Erosion and sedimentation controls will be utilized site wide throughout construction to prevent soil loss and damage to the wetlands. Wetland replication at a ratio of 1.5:1 is proposed to compensate for unavoidable impacts to wetlands. All wetland replication work has been designed to meet all the required protocols in the Wetland Protection Act and will provide wetland and wildlife benefits for the project.

Alternatives

While the “no build” alternative would result in no impacts to the environment, the proposed easements, open space, and affordable housing units would not be created and the site would remain in private ownership, available for future development. The “no build” alternative is not considered by the proponent to be feasible.

The proposed number of housing units is appropriate for the site, and is considered by the proponent to be necessary for the project to be economically feasible given the number of affordable units to be provided under MGL Chapter 40B. In addition, the project has received a Limited Initiative Project Permit from the Douglas Zoning Board of Appeals allowing 133 units. Reduction in the number of proposed units is not practicable.

The location and layout of the proposed roadway are necessary to provide access to the proposed dwellings and minimize wetland impacts to the extent feasible. Alternative roadway layouts would result in similar or greater environmental impacts, and are not considered feasible.

The proposed project represents a sustainable balance between the environmental limitations posed by the site and its habitat, the community’s need for affordable housing, and the proponent’s economic concerns. The numerous additional reviews and permit actions that will be required before the project can be completed will be sufficient to assure that the project as proposed or conditioned will represent the least environmentally impacting alternative available.